

2007 MARKET VALUES AND PROPERTY TAXES and the Effects of the Homeowner's Exemption

Total budgeted property taxes for 2007 are \$1,217.8 million and have increased \$120.1 million or 10.9% since 2006. This year's increase is the largest percentage increase since 1986 and the largest dollar increase ever. The 2007 changes reflect significant increases in school district voter approved property taxes following the 2006 decrease in total school property taxes due to elimination of most school district M&O. This report attempts, whenever possible, to distinguish between property tax increases that affect existing property and those related to newly constructed property.

When increases in tax are attributed to inflation in existing property values, such increases usually can occur only if the proportion of value represented by one property sector has increased because inflation in taxable value in that sector exceeded inflation in other sectors. The exception to this is in the Boise School District, where the school district's charter permits a continued, but reduced, M&O multiplier to be applied to the taxable value. Changes in dollars levied for all school funds and numbers of voter-approved school funds are shown in Chart VI.

Other than in these situations, inflation in taxable property value does not directly equate to increasing property taxes because tax levies (rates) must be adjusted to comply with the 3% property tax budget increase cap.

Many districts show increases in excess of 3%, despite the cap. Most of the total net property tax increase of \$120.1 million can be broken down as shown in Table 1 below:

Table 1:

Major causes of increased property tax	Potential increase amount*
3% general cap	\$23.0 million
Increases in school bonds and school exempt levies other than M&O	\$39.8 million
Increase in Boise School District M&O	\$ 4.5 million
Decrease in school funds to which agricultural replacement moneys were allocated	<\$2.0> million
Increases in non-school bonds and voter-approved levies	\$ 0.8 million
Additional dollars available due to new construction	\$41.0 million
Additional dollars available due to annexation	\$2.0 million
Increase <decrease> due to new levies in 2006 or existing districts not levying in 2006	\$ 0.6 million
Net tax increase <decrease> due to use of Foregone Amount	<\$1.1 > million
Increase due to loss of Kootenai County property tax relief funds	\$ 4.0 million

*Only potential increases can be calculated for the 3% cap, new construction, and annexation. In some cases, districts have accumulated indicated amounts as "foregone" amounts, which were not levied, but may be recaptured as future property tax increases. Overall available foregone amounts increased by \$1.1 million in 2007 to \$35.3 million.

Regardless of changes in budgeted property taxes, significant increases or decreases may occur when individual assessed values grow or decline more rapidly than typical values or when significant changes in specific taxing district budgets occur. Chart VIII shows average tax rates in each county in 2007. Nearly all average rates are lower in 2007 than they were in 2006. This has occurred as a result of new construction value and existing property value increases, which exceeded property tax budget increases in most cases. Despite a \$4.6 billion increase in the value exempted by the homeowner's exemption, net taxable value increased by 16.5%. This value increase was less than the 19.9% increase in 2006, but, nevertheless, was unusually large.

Table 2 lists many of the notable changes in property tax portions of taxing district budgets for 2007 in comparison to 2006. Additional information can be found in detailed budget reports available on request.

Table 2: Significant Property Tax Budget Changes in 2007

County	Taxing District	Description of Change	\$ Amount of Change
Ada / Boise	Boise School District 1	Increased M&O and Bond	6,000,000
Ada / Canyon	Meridian School District 2	Increased (mostly) voter approved funds	8,300,000
Adams	Meadows Valley School District 11	Increased override	65,000
Adams	Council Community Hospital District	Eliminated all funds except bond fund	<153,000>
Bannock	Pocatello School District 25	Increased override Fund	1,000,000
Bear Lake	Bear Lake School District 33	New Override	500,000
Benewah	St. Maries School District 41	New Emergency Fund	195,000
Bingham	Blackfoot School District 55	Increased Override and decreased bond fund	639,000
Blaine	County	New Bond fund	368,000
Blaine	Blaine School District 61	New Plant Facilities and Bond funds	4,960,000
Boise	Placerville City	New Permanent Override	14,000
Boise	Garden Valley School District 71	Increased override	275,000
Boise	Basin School District 72	New Plant Facilities Fund	125,000
Boise	Horseshoe Bend School District 73	Increased Bond fund	66,000

County	Taxing District	Description of Change	\$ Amount of Change
Boise	Garden Valley Library	New Bond fund	85,000
Bonner	Lake Pend Oreille School District 84	Increased override fund	1,300,000
Bonner	West Bonner School District 83	Eliminated Emergency fund	82,000
Bonneville	Bonneville School District 93	New override, increased emergency fund, and decreased bond fund	1,725,000
Boundary	Boundary School District 101	New Emergency fund and increased override fund	413,000
Butte / Custer	Butte School District 111	Increased Bond Fund	126,000
Butte / Custer	Mackay School District 182	Eliminated override	<256,000>
Camas	Camas School District 121	Increased Bond and override funds	81,000
Canyon	Nampa School District 131	Increased Bond and Emergency Funds	1,800,000
Canyon	Caldwell School District 132	Increased various voter approved and emergency funds	431,000
Canyon	Wilder School District 133	Increased Bond, override, and COSA Funds	210,000
Canyon	Middleton School District 134	Increased Bond and override funds; eliminated emergency fund	1,200,000
Canyon / Ada / Owyhee	Melba School District 136	Increased Bond and override funds; eliminated emergency fund	224,000
Canyon	Vallivue School District 139	Increased Various Funds	2,352,000
Canyon / Owyhee	Lizard Butte Library District	New Bond fund	62,000
Caribou / Bear Lake / Bonneville	Soda Springs School District 150	Decreased Bond and Plant Facilities funds	<417,000>
Cassia / Oneida / Twin Falls	Cassia School District 151	Increased voter approved funds	233,000
Cassia /Minidoka	Burley City	New Override	213,000
Cassia	Raft River Flood	Levied in 2006; not	<48,000>

	Control District	in 2007	
County	Taxing District	Description of Change	\$ Amount of Change
Custer / Lemhi	Challis School District 181	Increased override	70,000
Elmore	Mountain Home City	Increased Bond fund	87,000
Elmore / Owyhee	Glenns Ferry School District 192	Increased Bond fund	52,000
Elmore	Mountain Home School District 193	Increased Plant and decreased Emergency fund	<171,000>
Elmore	Western Elmore Recreation District	New levy in 2007	403,000
Franklin / Bannock	Preston School District 201	Decreased Bond and Increased Plant Facilities funds	375,000
Fremont / Madison	Sugar-Salem School District 322	New Bond and Emergency funds; eliminated Plant Facilities fund	388,000
Idaho / Clearwater / Lewis	Nez Perce School District 302	Decreased Override fund	<67,000>
Idaho / Lewis	Kamiah School District 304	Decreased Bond fund and eliminated Override	<120,000>
Idaho / Adams	Salmon River School District 243 and Mountain View School District 244 (split from Grangeville 241)	Decreased Plant Facilities Fund and Increased Override	690,000
Jefferson / Madison	Jefferson School District 251	Increased Bond Fund and Decreased Emergency fund	108,000
Jefferson / Bonneville	Ririe School District 252	Increased Bond Fund and Eliminated Plant Facilities fund	142,000
Jefferson	West Jefferson School District 253	Increased Bond Fund	92,000
Jerome	Valley School District 262	Increased Bond Fund	162,000
Kootenai	Coeur d'Alene School District 271	Increased Bond and Override funds and decreased Emergency Fund	1,495,000
Kootenai	Post Falls School	Increased Override	448,000

	District 273	and decreased Emergency fund	
--	--------------	---------------------------------	--

County	Taxing District	Description of Change	\$ Amount of Change
Kootenai / Shoshone	Kellogg School District 391	Increased Bond fund	68,000
Kootenai	Eastside Highway District	New Override fund	500,000
Latah	Moscow School District 281	Increased Permanent Override fund	1,970,000
Latah	Genesee School District 282	Increased Override fund	97,000
Latah	Potlatch School District 285	Eliminated Plant Facilities fund and Increased Override fund	58,000
Latah	Deary Fire District	New Bond	15,000
Latah	Genessee Recreation District	New District	55,000
Madison	Madison School District 321	Decreased Bond, but increased plant facilities and emergency funds	247,000
Madison	Madison Mosquito Abatement District	New Permanent Override	288,000
Minidoka / Cassia / Jerome / Lincoln	Minidoka School District 331	Decreased Bond Fund	<976,000>
Minidoka	Paul Cemetery District	New Permanent Override	39,000
Nez Perce	Lewiston School District 340	Increased Permanent Override	918,000
Nez Perce / Lewis	Culdesac School District	Increased Override	35,000
Oneida	Oneida School District 351	Increased Bond and Plant Facilities Funds	52,000
Owyhee / Canyon	Marsing School District 363	Increased Bond and COSA funds; New Emergency Fund	<182,000>
Owyhee / Elmore	Bruneau-Grandview School District 365	Increased Bond Fund	131,000
Owyhee / Twin Falls	Three Creek School District 416	Did not levy	<23,000>
Owyhee / Canyon	Homedale School District 370	Increased COSA and Bond funds	39,000
Owyhee / Canyon	Marsing Fire District	Eliminated Override	<90,000>
Payette / Washington	Payette School District 371	Decreased Bond Fund	<148,000>

County	Taxing District	Description of Change	\$ Amount of Change
Payette	New Plymouth School District 372	New Emergency Fund	111,000
Payette	Fruitland School District 373	Increased Bond and Emergency funds	89,000
Power	Rockland School District 382	Increased Bond and Override funds	45,000
Power	Eastern Power County Fire District	Did not levy in 2006, but levied in 2007	103,000
Shoshone / Kootenai	Kellogg School District 391	Decreased Bond and fund	<67,000>
Shoshone	Wallace School District 393	Increased Bond and Override funds	217,000
Shoshone	Avery School District 394	Increased Budget Stabilization fund	60,000
Teton	Teton School District 401	New Override fund	2,000,000
Twin Falls	Twin Falls School District 411	Increased Bond, Plant Facilities, and Emergency funds	1,700,000
Twin Falls	Filer School District 413	Increased Bond fund	100,000
Twin Falls	Kimberly School District 414	Increased Bond fund and New Emergency fund	230,000
Twin Falls	Hansen School District 415	Decreased Bond fund	<40,000>
Twin Falls / Owyhee	Castleford School District 417	Increased Override fund	58,000
Valley / Adams	McCall – Donnelly School District 421	Increased Bond fund	579,000
Valley	Cascade School District 422	Eliminated Override fund and New Emergency fund	<108,000>
Washington	Weiser School District 431	Increased Bond Fund	49,000

Table 3: Summary of property tax changes during various periods

Period	Total Property Tax Increase (Million \$)	Total Percent Increase	Average Percent Change Per Year
1973-1978	100.0	84.0	+ 13.0
1978-1981	2.7	0.8	+ 0.3
1981-1994	408.9	268.5	+ 8.6
1994-1995	12.6	1.9	+ 1.9
1995-2000	250.0	37.6	+ 6.6
2000-2001	34.4	3.8	+ 3.8
2001-2004	192.3	20.2	+ 6.3
2005	98.4	8.6	+ 8.6
2006	<141.4>	<11.4>	-11.4
2007	120.1	10.9%	10.9%

As shown in Table 3 above, since the early 1970s, the property tax system has undergone three significant changes, each of which has been accompanied by substantial tax relief. During the 1970s, the system was levy driven, meaning that taxes tended to expand at the rate of growth in assessed value. The 1978 – 1981 period saw state-funded, school-related tax relief and strict budget increase limitations or freezes. From 1982 until the early 1990s, budgets (and, toward the end of that period, levies) were permitted to grow by 5% each year. From 1992 – 1994, the only difference between the system in place and the levy-driven system of the 1970s was special advertising requirements. In 1995, some school M&O taxes were replaced with state funds and a 3% budget increase cap with certain growth exceptions was imposed. This system is still in place, but less growth in taxes occurred in 2001 because of the state’s replacement of agricultural equipment property taxes and various other state and local property tax relief mechanisms. From 2002 through 2004, with no new state-generated property tax relief, property tax growth mirrored the 1995 – 2000 period. However, property taxes increased at a faster rate in 2005, so this year has been separated from the others in Table 3. 2006 marked a departure due to the replacement of most school M&O property taxes. 2007 saw many new or increased voter approved property taxes for school districts and, therefore, a higher than typical overall increase in property taxes.

Table 4: Five year distribution of property tax by major local unit of government

Unit of Government	2003 Taxes Mill.\$	2004 Taxes Mill.\$	2005 Taxes Mill.\$	2006 Taxes Mill.\$	2007 Taxes Mill.\$	% Ch. 06 – 07
County	247.6	263.4	281.1	294.9	326.6	+ 10.7
City	231.4	246.0	270.0	293.9	321.7	+ 9.5
School	467.7	487.8	529.7	332.2	377.2	+ 13.5
Highway	56.7	60.3	65.2	72.6	77.5	+ 6.8
All Other	77.7	83.3	93.4	104.1	114.8	+10.3
TOTAL	1,081.1	1,140.8	1,239.1	1,097.7	1,217.8	+10.9

In addition to the summary information found in Table 4 above, detail concerning taxing district budgets is found in Charts V, VI, and VII, attached to this report.

Typical Property Tax Rates

Statewide, there are several thousand unique combinations of taxing districts that may be levying property tax against a given parcel. This results in as many unique property tax rates. Chart VIII provides general tax rate guidance by listing average urban and rural rates calculated for each county and overall. Statewide, the highest property tax rate is in Rockland City, in Power County, where the rate is 2.704%. The lowest rate is in one area of rural Valley County, where the rate is 0.233%.

Charts

Charts containing property tax budget and market value information follow the narrative portion of this report. The attachment entitled "2007 Property Tax Analysis Charts" provides a complete listing of charts discussed in this narrative and other charts that analyze the exempt and non-exempt budgets of taxing districts, comparing 2007 amounts with those submitted in 2006.

Analysis – effects of tax and value changes

Tax and value changes shown in the attached charts reflect cumulative overall changes of all types. For example, taxable values of primary residential property, defined as property eligible for and receiving the homeowner's exemption, increased substantially in 2007 despite an increase in homeowner's exemption ceiling from \$75,000 in 2006 to \$89,325 in 2007. Some of the increase shown in Chart I however, is the result of new construction, which contributed an estimated \$2.3 Billion to the overall value increase shown. Table 5 shows the effect of new construction (including change of land use classification) on the three most affected major categories of property.

Table 5: 2006 – 2007 tax changes on existing property

Type of Property	2006 Taxable Value (\$ Millions)	2007 Taxable Value (\$ Millions)	Estimated New Construction Roll Value (\$ Millions)	Overall percent change in taxable value	Percent change in taxable value of existing property	Estimated average percent change in taxes on existing property
Primary Residential (eligible for homeowner's exemption)	41,575	47,912	2,317	15.2%	9.7%	6.4%
Other Residential	32,007	40,085	1,136	25.2%	21.7%	21.8%
Commercial and Industrial	24,221	27,376	2,171	13.0%	4.1%	1.6%

In Table 5 new construction was estimated by using residential and commercial proportionate shares based on building permit reports found in *Idaho Construction Reports*, published by Wells Fargo Bank. The amounts reported greatly understate new construction reported by counties, so the proportionate shares were then applied to the actual taxable new construction found on county new construction rolls to compute estimated new construction shown in the table. To estimate the average percent change in taxes on existing property, the percent change in taxable value of existing property was divided by the overall percent change in taxable value. This proportion was then assumed to match the proportion of the overall tax increase borne by existing property in each grouping.

Property tax data presented throughout this report has been compiled from budget reports submitted by taxing districts to counties and then to the Idaho State Tax Commission. Valuation information and data that enabled owner and nonowner-occupied residential property to be distinguished was submitted by counties.

Alan S. Dornfest
Property Tax Policy Supervisor
January 29, 2008

2007 Property Tax Analysis Charts

Chart	Title
I	Comparison of 2006 and 2007 Taxable Market Value and Estimated Property Tax Collections by Category of Property.
II	Effects of 2007 Homeowner's Exemption
III	Comparison of 2006 and 2007 Property Taxes and Effects of 2007 Homeowner's Exemption on Individual Property
IV	Percent of Total 2007 Property Taxes Paid by Each Major Category of Property
V	Comparison of 2006 – 2007 Property Tax by District Type
VI	School Property Taxes by Fund Comparison of Property Tax Budgets 2006 – 2007
VII	Comparison of Property Tax Budget 2006 – 2007 by Type of Taxing District (exempt & non-exempt funds)
VIII	2007 Average Property Tax Rates

Chart I
Comparison of 2007 and 2006 Taxable Value and
Estimated Property Tax Collections by Category of Property

1/30/2008

Category of Property	2007 Taxable Value Including 2006 Sub. Roll	% of Taxable Value in Category	% Change in Taxable Value 2006/2007	Estimated 2007 Tax Rate	Estimated 2007 Tax (\$)	% of Tax in Category	% Change in Taxes 2006/2007
Primary Residential: (Homeowner's Exemption)							
Urban owner-occupied	29,095,623,799	23.3%	15.4%	1.217%	\$354,025,583	29.1%	8.7%
Rural owner-occupied	18,816,487,537	15.1%	15.0%	0.759%	\$142,799,775	11.7%	13.9%
Subtotal	47,912,111,337	38.4%	15.2%	1.037%	\$496,825,358	40.8%	10.1%
Other Residential: (No Homeowner's Exemption)							
Urban non owner occupied	19,076,680,114	15.3%	28.9%	1.003%	\$191,340,202	15.7%	26.9%
Rural non owner occupied	21,008,605,998	16.8%	22.1%	0.576%	\$121,070,664	9.9%	20.0%
Subtotal	40,085,286,112	32.1%	25.2%	0.779%	\$312,410,866	25.7%	24.1%
Residential subtotal	87,997,397,449	70.4%	19.6%	0.920%	809,236,224	66.4%	15.1%
Commercial:							
Urban	22,576,042,660	18.1%	13.5%	1.250%	\$282,283,274	23.2%	5.3%
Rural	4,799,692,317	3.8%	11.0%	0.867%	\$41,625,148	3.4%	3.4%
Subtotal	27,375,734,977	21.9%	13.0%	1.183%	\$323,908,422	26.6%	5.0%
Agricultural:							
	4,214,252,000	3.4%	3.4%	0.901%	\$37,987,345	3.1%	-1.3%
Timber:							
	951,505,881	0.8%	16.3%	0.727%	\$6,920,890	0.6%	8.5%
Mining:							
	575,643,576	0.5%	-25.8%	0.551%	\$3,172,135	0.3%	-10.0%
Real & Personal:							
Subtotal	121,114,533,883	97.0%	17.0%	0.975%	\$1,181,225,016	97.0%	11.5%
Operating:							
Urban	1,074,986,863	0.9%	2.4%	1.249%	\$13,421,805	1.1%	-4.0%
Rural	2,724,934,812	2.2%	0.6%	0.851%	\$23,182,964	1.9%	-3.7%
Subtotal	3,799,921,675	3.0%	1.1%	0.963%	\$36,604,769	3.0%	-3.8%
Total Urban	71,823,333,436	57.5%	17.8%	1.171%	\$841,070,864	69.1%	10.9%
Total Rural	53,091,122,122	42.5%	14.7%	0.710%	\$376,758,921	30.9%	11.1%
Grand Total	124,914,455,558	100.0%	16.5%	0.975%	\$1,217,829,785	100.0%	10.9%

Values do not include urban renewal increments.

Chart II
Effects of the 2007 Homeowner's Exemption
Values and Taxes Assuming NO Homeowner's Exemption

1/30/2008

Category of Property	2007 Taxable Value Plus Homeowner's Exemption (\$)	% of Market Value in Category	% Change in total Market Value 2006/2007	Estimated 2007 Tax Rate w/o Homeowner's Exemption	Estimated 2007 Tax w/o Homeowner's Exemption (\$)	% of Tax in Cat.	Changes in 2007 Taxes if NO Homeowner's Exemption	
							% change:	\$ change:
Primary Residential: (Homeowner's Exemption)								
Urban owner-occupied	46,386,902,036	30.7%	17.5%	0.990%	\$459,347,891	37.7%	29.7%	105,322,308
Rural owner-occupied	27,588,975,389	18.3%	16.8%	0.630%	\$173,857,950	14.3%	21.7%	31,058,175
Subtotal	73,975,877,426	49.0%	17.3%	0.856%	\$633,205,841	52.0%	27.5%	136,380,483
Other Residential: (No Homeowner's Exemption)								
Urban non owner occupied	19,076,680,114	12.6%	28.9%	0.822%	\$156,773,445	12.9%	-18.1%	(34,566,757)
Rural non owner occupied	21,008,605,998	13.9%	22.1%	0.493%	\$103,597,309	8.5%	-14.4%	(17,473,355)
Subtotal	40,085,286,112	26.6%	25.2%	0.650%	\$260,370,754	21.4%	-16.7%	(52,040,112)
Residential subtotal	114,061,163,538	75.5%	20.0%	0.783%	893,576,595	73.4%	10.4%	84,340,371
Commercial:								
Urban	22,576,042,660	15.0%	13.5%	0.986%	\$222,666,744	18.3%	-21.1%	(59,616,530)
Rural	4,799,692,317	3.2%	11.0%	0.697%	\$33,450,238	2.7%	-19.6%	(8,174,910)
Subtotal	27,375,734,977	18.1%	13.0%	0.936%	\$256,116,981	21.0%	-20.9%	(67,791,440)
Agricultural:	4,214,252,000	2.8%	3.4%	0.719%	\$30,280,819	2.5%	-20.3%	(7,706,527)
Timber:	951,505,881	0.6%	16.3%	0.602%	\$5,731,464	0.5%	-17.2%	(1,189,426)
Mining:	575,643,576	0.4%	-25.8%	0.490%	\$2,822,210	0.2%	-11.0%	(349,925)
Real & Personal								
Subtotal	147,178,299,972	97.5%	17.8%	0.808%	\$1,188,528,070	97.6%	0.6%	7,303,053
Operating:								
Urban	1,074,986,863	0.7%	2.4%	0.982%	\$10,551,406	0.9%	-21.4%	(2,870,400)
Rural	2,724,934,812	1.8%	0.6%	0.688%	\$18,750,310	1.5%	-19.1%	(4,432,654)
Subtotal	3,799,921,675	2.5%	1.1%	0.771%	\$29,301,715	2.4%	-20.0%	(7,303,053)
Total Urban	89,114,611,673	59.0%	18.5%	0.953%	\$849,339,485	69.7%	1.0%	8,268,621
Total Rural	61,863,609,974	41.0%	15.6%	0.596%	\$368,490,300	30.3%	-2.2%	(8,268,621)
Grand Total	150,978,221,647	100.0%	17.3%	0.807%	\$1,217,829,785	100.0%	0.0%	0

Values do not include urban renewal increments.

Chart III Comparison of 2006 & 2007 Property Taxes and Effects of 2007 Homeowner's Exemption on Individual Property						
1/30/2008						
Location	Type of Property	2006 Property Taxes (\$)	2007 Property Taxes (\$)	% Change 2006 - 2007	2007 Tax Without Homeowner's Exempt. (\$)	% Change in 2007 Tax if NO Home. Exempt
Urban	Primary Residential (Homeowner's Exemption)	898	927	3.3%	1,509	62.8%
Urban	Commercial	2,031	1,961	-3.4%	1,547	-21.1%
Rural	Primary Residential (Homeowner's Exemption)	532	578	8.7%	960	66.1%
Rural	Commercial	1,402	1,360	-3.0%	1,093	-19.6%
Rural	Farm	2,805	2,808	0.1%	2,786	-0.8%

Farm property is assumed to be valued as follows:

	2006	2007	Taxable Value: (after Home. Ex.) 2007
Agricultural land	\$227,634	\$235,297	\$235,297
House	\$116,709	\$128,030	
Residential land	\$22,232	\$24,389	
Total	\$366,575	\$387,715	\$311,506

Commercial property is valued as follows:

	2006	2007
Commercial real and personal property	\$150,680	\$156,858

Primary Residential property is valued as follows:

	2006	2007	Taxable Value: (after Home. Ex.) 2007
Primary Residential (Homeowner's Exemption)			
House	\$116,709	\$128,030	
Residential land	\$22,232	\$24,389	
Total	\$138,941	\$152,418	\$76,209

Inflation Adjustments

Primary Residential (Homeowner's Exemption) values have been inflated by 9.7% in 2007;
Commercial values have been inflated by 4.1% in 2007.
The remainder of residential and commercial growth is attributed to new construction.
Farm land values have been inflated 3.9% in 2007.

<p style="text-align: center;">Chart IV Percent of Total 2007 Property Taxes Paid by Each Major Category of Property</p>													
1/30/2008													
County	Residential Property:			Commercial & Industry:			Farms	Timber	Mining	Real & Persl	Operating Property:		
	Urban	Rural	Subtotal	Urban	Rural	Subtotal	Total	Total	Total	Subtotal	Urban	Rural	Subtotal
ADA	57.8%	10.6%	68.3%	28.7%	0.9%	29.6%	0.2%	0.0%	0.0%	98.2%	1.1%	0.7%	1.8%
ADAMS	11.5%	57.3%	68.7%	6.0%	5.2%	11.2%	4.8%	2.4%	0.0%	87.2%	0.3%	12.5%	12.8%
BANNOCK	51.8%	8.1%	59.9%	32.5%	0.9%	33.4%	0.9%	0.0%	0.0%	94.3%	2.2%	3.5%	5.7%
BEAR LAKE	20.6%	48.0%	68.5%	7.5%	1.2%	8.7%	6.2%	0.0%	0.0%	83.4%	1.1%	15.5%	16.6%
BENEWAH	13.9%	35.9%	49.8%	17.5%	6.9%	24.4%	5.3%	14.7%	0.1%	94.2%	0.6%	5.1%	5.8%
BINGHAM	23.0%	28.0%	50.9%	16.9%	9.3%	26.2%	12.5%	0.0%	0.0%	89.6%	1.1%	9.2%	10.4%
BLAINE	60.2%	28.8%	89.0%	9.4%	0.7%	10.1%	0.4%	0.0%	0.0%	99.5%	0.2%	0.4%	0.5%
BOISE	7.0%	80.7%	87.6%	3.4%	3.0%	6.4%	1.4%	1.3%	0.0%	96.8%	0.5%	2.8%	3.2%
BONNER	18.7%	60.2%	79.0%	10.7%	2.3%	13.0%	1.2%	1.4%	0.0%	94.5%	0.8%	4.8%	5.5%
BONNEVILLE	44.6%	14.3%	58.9%	33.0%	4.9%	37.9%	1.3%	0.0%	0.0%	98.1%	0.8%	1.0%	1.9%
BOUNDARY	14.9%	43.4%	58.2%	7.4%	5.7%	13.1%	6.6%	4.7%	0.0%	82.6%	1.5%	15.9%	17.4%
BUTTE	15.1%	29.7%	44.8%	11.6%	5.0%	16.6%	26.9%	0.0%	0.0%	88.4%	0.7%	10.9%	11.6%
CAMAS	17.4%	47.7%	65.1%	8.0%	4.0%	12.0%	15.6%	0.0%	0.1%	92.8%	0.7%	6.5%	7.2%
CANYON	44.9%	20.0%	64.9%	26.4%	3.7%	30.2%	2.7%	0.0%	0.0%	97.8%	0.9%	1.4%	2.2%
CARIBOU	15.5%	9.1%	24.6%	8.6%	9.5%	18.1%	13.2%	0.0%	26.5%	82.4%	1.4%	16.1%	17.6%
CASSIA	21.8%	20.2%	42.0%	15.0%	16.4%	31.4%	19.4%	0.0%	0.0%	92.7%	1.1%	6.2%	7.3%
CLARK	7.6%	6.2%	13.8%	6.2%	16.2%	22.4%	37.3%	0.4%	0.0%	73.8%	1.4%	24.8%	26.2%
CLEARWATER	21.7%	28.3%	50.0%	11.4%	3.0%	14.4%	2.7%	28.5%	0.0%	95.7%	1.2%	3.1%	4.3%
CUSTER	13.5%	25.4%	39.0%	7.9%	7.3%	15.3%	5.0%	0.0%	38.0%	97.3%	0.3%	2.4%	2.7%
ELMORE	40.6%	20.5%	61.1%	11.8%	3.9%	15.7%	3.9%	0.0%	0.0%	80.8%	1.2%	18.0%	19.2%
FRANKLIN	37.0%	26.0%	63.0%	11.6%	1.8%	13.4%	11.9%	0.0%	0.3%	88.6%	2.1%	9.2%	11.4%
FREMONT	19.5%	61.3%	80.8%	5.9%	3.2%	9.1%	6.6%	0.1%	0.0%	96.5%	0.5%	3.0%	3.5%
GEM	27.4%	49.2%	76.5%	11.2%	3.4%	14.6%	5.4%	0.1%	0.0%	96.6%	0.5%	2.8%	3.4%
GOODING	22.0%	23.1%	45.1%	10.8%	11.0%	21.8%	19.7%	0.0%	0.0%	86.5%	0.9%	12.5%	13.5%
IDAHO	18.1%	44.3%	62.5%	11.0%	9.3%	20.3%	10.0%	3.1%	0.1%	96.0%	0.5%	3.5%	4.0%
JEFFERSON	17.3%	46.0%	63.4%	6.8%	7.5%	14.3%	15.0%	0.0%	0.0%	92.7%	1.0%	6.3%	7.3%
JEROME	25.2%	27.8%	53.0%	14.6%	10.0%	24.7%	12.8%	0.0%	0.0%	90.4%	0.6%	9.0%	9.6%
KOOTENAI	40.1%	34.5%	74.7%	18.5%	2.6%	21.1%	0.4%	0.5%	0.0%	96.7%	1.7%	1.6%	3.3%
LATAH	43.8%	16.6%	60.4%	24.2%	2.4%	26.6%	5.4%	4.1%	0.0%	96.6%	1.6%	1.9%	3.4%
LEMHI	24.0%	38.9%	62.9%	18.0%	3.2%	21.2%	10.5%	0.0%	0.1%	94.6%	0.5%	5.0%	5.4%
LEWIS	26.0%	14.5%	40.5%	16.6%	3.0%	19.5%	32.0%	3.2%	0.0%	95.2%	1.4%	3.4%	4.8%
LINCOLN	20.2%	18.4%	38.6%	6.8%	12.4%	19.2%	18.7%	0.0%	0.1%	76.6%	1.2%	22.2%	23.4%
MADISON	27.4%	22.2%	49.6%	36.1%	5.7%	41.7%	5.9%	0.0%	0.0%	97.3%	0.8%	1.9%	2.7%
MINIDOKA	22.6%	23.0%	45.6%	24.6%	8.7%	33.3%	13.4%	0.0%	0.0%	92.2%	1.1%	6.7%	7.8%
NEZ PERCE	49.2%	7.0%	56.2%	27.5%	9.8%	37.3%	2.6%	0.2%	0.0%	96.2%	2.2%	1.6%	3.8%
ONEIDA	26.8%	19.4%	46.2%	12.6%	5.2%	17.9%	23.0%	0.0%	0.4%	87.4%	1.1%	11.4%	12.6%
OWYHEE	15.8%	39.1%	54.9%	7.5%	6.5%	14.0%	19.4%	0.0%	0.2%	88.4%	0.2%	11.4%	11.6%
PAYETTE	38.9%	26.2%	65.1%	18.7%	4.2%	22.9%	6.6%	0.0%	0.0%	94.6%	1.2%	4.2%	5.4%
POWER	13.6%	8.3%	21.8%	6.5%	32.0%	38.5%	15.3%	0.0%	0.0%	75.7%	0.8%	23.5%	24.3%
SHOSHONE	36.3%	19.1%	55.4%	16.3%	7.5%	23.7%	0.3%	12.0%	1.3%	92.8%	1.6%	5.6%	7.2%
TETON	14.9%	73.2%	88.1%	5.5%	2.7%	8.2%	2.7%	0.0%	0.0%	99.0%	0.1%	0.9%	1.0%
TWIN FALLS	41.3%	17.4%	58.7%	27.8%	2.4%	30.3%	6.2%	0.0%	0.0%	95.2%	1.0%	3.9%	4.8%
VALLEY	37.1%	52.8%	89.9%	6.6%	1.9%	8.4%	0.4%	0.3%	0.0%	99.1%	0.2%	0.8%	0.9%
WASHINGTON	28.6%	21.2%	49.8%	11.5%	3.3%	14.7%	11.6%	0.0%	0.0%	76.1%	0.9%	23.0%	23.9%

Chart V

Comparison of 2006 - 2007 Property Tax by District Type				
District Category Corrected: 12/6/2007	Property Tax		% Inc/Dec	\$ Inc/Dec
	2006	2007		
County	294,893,519	326,564,227	10.7%	31,670,708
City	293,900,662	321,690,886	9.5%	27,790,224
School	332,200,620	377,196,382	13.5%	44,995,762
Ambulance	15,095,375	16,587,867	9.9%	1,492,492
Auditorium	12,155	12,327	1.4%	172
Cemetery	4,049,837	3,622,976	-10.5%	(426,861)
Extermination	722,450	775,769	7.4%	53,319
Fire	42,523,969	47,685,641	12.1%	5,161,672
Flood Control	491,256	474,892	-3.3%	(16,364)
Roads & Highways	72,551,826	77,476,534	6.8%	4,924,708
Hospital	7,472,255	7,773,678	4.0%	301,423
Junior College	11,382,146	12,552,408	10.3%	1,170,262
Library	14,745,231	16,143,959	9.5%	1,398,728
Mosquito Abatement	1,540,049	2,048,036	33.0%	507,987
Port	450,000	450,000	0.0%	-
Recreation	3,413,072	4,086,219	19.7%	673,147
Sewer Incl Rec Sewer	605,606	613,020	1.2%	7,414
Sewer & Water	1,545,248	1,990,031	28.8%	444,783
Water	79,658	80,433	1.0%	775
Watershed	8,000	4,500	-43.8%	(3,500)
Total:	1,097,682,934	1,217,829,785	10.9%	120,146,851

Chart VI:

Corrected: 12/6/2007

2007 School Property Taxes by Fund Comparison of 2006 - 2007 School Property Taxes					
Fund	2006 \$ AMOUNT	2007 \$ AMOUNT	% of Total	\$ CHANGE 2006 - 2007	% Difference
General M&O*	51,893,324	56,433,259	14.96%	4,539,935	8.75%
Budget Stabilization	35,431,455	35,490,585	9.41%	59,130	0.17%
Tort	3,196,005	3,915,794	1.04%	719,789	22.52%
Tuition	427,981	365,934	0.10%	(62,047)	-14.50%
Bonds	117,020,631	125,912,771	33.38%	8,892,140	7.60%
Cosa	585,629	729,553	0.19%	143,924	24.58%
Emergency	16,578,155	16,659,663	4.42%	81,508	0.49%
63-1305 Judgment	304,876	374,580	0.10%	69,704	22.86%
Override	78,737,458	101,031,078	26.78%	22,293,620	28.31%
Plant Facility	28,025,106	36,283,165	9.62%	8,258,059	29.47%
TOTALS:	332,200,620	377,196,382	100.00%	44,995,762	13.54%

* = Boise School #1 is the only School District authorized to levy a M&O fund.

2006 - 2007 Comparison of M&O and Voter Approved Exempt Funds used by Schools		
Fund	2006	2007
M&O	1	1
Budget Stabilization	4	4
Bond	81	84
Plant Facility	53	54
Override	60	61

Chart VII:

Comparison of Property Tax Budgets 2006 - 2007 by Type of Taxing District					
Corrected: 12/6/2007					
District	2006 Dollars	2007 Dollars	2006 - 2007 Change		% Total 2007 Property Tax
			Dollars	Percent	
County	294,893,519	326,564,227	31,670,708	10.74%	26.82%
City	293,900,662	321,690,886	27,790,224	9.46%	26.42%
School	332,200,720	377,196,382	44,995,662	13.54%	30.97%
Cemetery	4,049,837	3,622,976	(426,861)	-10.54%	0.30%
Fire	42,523,969	47,685,641	5,161,672	12.14%	3.92%
Highway	72,551,826	77,476,534	4,924,708	6.79%	6.36%
Hospital	7,472,255	7,773,678	301,423	4.03%	0.64%
Junior College	11,382,146	12,552,408	1,170,262	10.28%	1.03%
Library	14,745,231	16,143,959	1,398,728	9.49%	1.33%
Other	23,962,869	27,123,094	3,160,225	13.19%	2.23%
Totals:	1,097,683,034	1,217,829,785	120,146,751	10.95%	100.00%

Comparison of Property Tax Budgets 2006 - 2007 by Type of Taxing District Exempt - Non Exempt Fund Comparison Only								
District	Exempt Property Tax Funds				Non Exempt Property Tax Funds			
	2006 Dollars	2007 Dollars	2006 - 2007 Change		2006 Dollars	2007 Dollars	2006 - 2007 Change	
			Dollars	Percent			Dollars	Percent
County	3,680,238	4,337,518	657,280	17.86%	291,213,281	322,226,709	31,013,428	10.65%
City	6,490,757	7,377,477	886,720	13.66%	287,409,905	314,313,409	26,903,504	9.36%
School	329,004,715	373,280,918	44,276,203	13.46%	3,196,005	3,915,464	719,459	22.51%
Cemetery	795,894	48,943	(746,951)	-93.85%	3,253,943	3,574,033	320,090	9.84%
Fire	1,988,876	896,391	(1,092,485)	-54.93%	40,535,093	46,789,250	6,254,157	15.43%
Highway	21,966	561,470	539,504	2456.09%	72,529,860	76,915,064	4,385,204	6.05%
Hospital	1,167,905	1,162,491	(5,414)	-0.46%	6,304,350	6,611,187	306,837	4.87%
Junior College	0	607	607	N/A	11,382,146	12,551,801	1,169,655	10.28%
Library	1,702,603	1,593,607	(108,996)	-6.40%	13,042,628	14,550,352	1,507,724	11.56%
Other	765,254	1,387,658	622,404	81.33%	23,197,615	25,735,436	2,537,821	10.94%
Totals:	345,618,208	390,647,080	45,028,872	13.03%	752,064,826	827,182,705	75,117,879	9.99%

Chart VIII

2007 AVERAGE PROPERTY TAX RATES			
Updated: 1/2/2008			
COUNTY	AVERAGE URBAN %	AVERAGE RURAL %	OVERALL AVERAGE PROP. TAX %
ADA	1.155%	1.008%	1.135%
ADAMS	0.990%	0.668%	0.710%
BANNOCK	2.034%	1.116%	1.851%
BEAR LAKE	0.970%	0.595%	0.677%
BENEWAH	1.136%	0.664%	0.767%
BINGHAM	2.071%	1.223%	1.482%
BLAINE	0.495%	0.425%	0.472%
BOISE	0.830%	0.572%	0.592%
BONNER	0.756%	0.449%	0.513%
BONNEVILLE	1.622%	1.019%	1.449%
BOUNDARY	0.982%	0.697%	0.752%
BUTTE	2.002%	1.380%	1.506%
CAMAS	1.416%	0.921%	1.015%
CANYON	1.691%	1.062%	1.456%
CARIBOU	1.913%	1.034%	1.189%
CASSIA	1.462%	0.888%	1.048%
CLARK	1.055%	0.760%	0.797%
CLEARWATER	1.397%	0.740%	0.886%
CUSTER	0.532%	0.282%	0.315%
ELMORE	1.745%	0.929%	1.278%
FRANKLIN	1.190%	0.873%	1.019%
FREMONT	1.048%	0.674%	0.743%
GEM	0.946%	0.578%	0.683%
GOODING	1.621%	0.930%	1.097%
IDAHO	1.010%	0.537%	0.625%
JEFFERSON	1.553%	0.899%	1.008%
JEROME	1.779%	1.093%	1.303%
KOOTENAI	0.817%	0.513%	0.664%
LATAH	1.697%	1.289%	1.549%
LEMHI	1.056%	0.500%	0.649%
LEWIS	1.691%	1.023%	1.241%
LINCOLN	1.544%	0.970%	1.095%
MADISON	1.450%	1.224%	1.361%
MINIDOKA	1.466%	0.917%	1.109%
NEZ PERCE	1.857%	0.975%	1.568%
ONEIDA	1.600%	0.840%	1.055%
OWYHEE	1.144%	0.780%	0.845%
PAYETTE	1.696%	0.876%	1.233%
POWER	2.283%	1.460%	1.590%
SHOSHONE	1.339%	0.953%	1.132%
TETON	0.576%	0.452%	0.473%
TWIN FALLS	1.510%	0.929%	1.284%
VALLEY	0.595%	0.337%	0.416%
WASHINGTON	1.408%	0.799%	0.995%
Statewide:	1.140%	0.752%	0.976%